


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hepple Way, Fawdon NE3 3HS

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**£800 Per Calendar
Month**

FOUR BEDROOMS
SEMI-DETACHED HOUSE
CLOSE TO AMENITIES
GREAT TRANSPORTATION LINKS
CLOSE TO NEWCASTLE UPON TYNE CITY CENTRE
UNFURNISHED
AVAILABLE JANUARY 2021
6 MONTH TENANCY ONLY

TENANCY APPLICATION FEES

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.

All photographs are professional, encrypted and copyrighted)

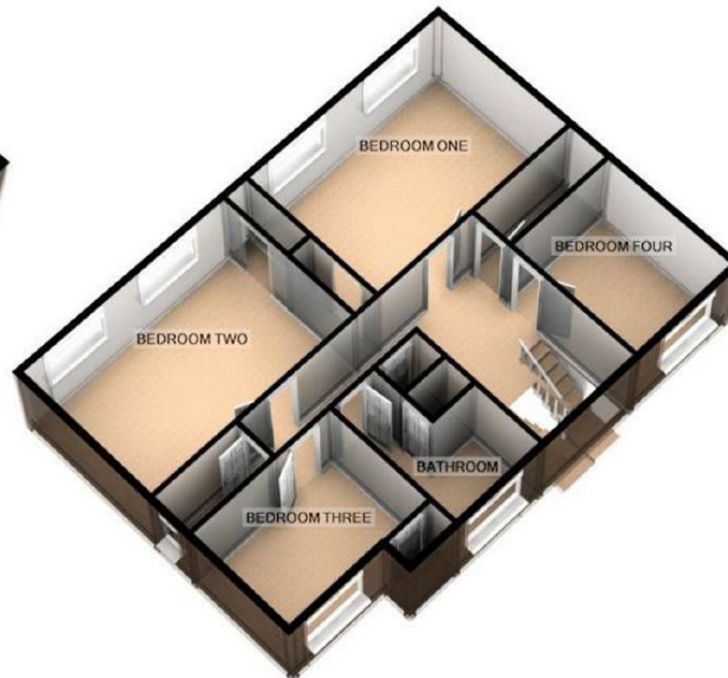


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

THE VICARAGE, HEPPLER WAY, FAWDON

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING ROOM
15'4" x 13'8"

DINING ROOM

SITTING ROOM
14'4" x 13'0"

KITCHEN
12'8" x 12'4"

UTILITY ROOM
11'1" x 6'3"

WC
5'2" x 4'6"

BEDROOM ONE
16'2" x 11'1"

BEDROOM TWO
16'8" x 11'9"

BEDROOM THREE
12'2" x 6'8"

BEDROOM FOUR
10'2" x 8'4"


BATHROOM
12'2" x 6'0"

SHOWER ROOM
6'8" x 3'2"

WC
8'4" x 3'2"

GARAGE
17'0" x 11'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News